091.0	0002	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,200 / 974,200
					USE VALUE:	974,200 / 974,200
					ASSESSED:	974,200 / 974,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSTEN EMILY DELL &
Owner 2:	ZIPKIN JOSEPH ROBERT
Owner 3:	
Street 1:	37 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY WILLIAM J III -
Owner 2:	DONNELLY ALISON W -
Street 1:	37 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,978 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1956, having primarily Clapboard Exterior and 2516 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6978.000	533,700		440,500	974,200
Total Card	0.160	533,700		440,500	974,200
Total Parcel	0.160	533,700		440,500	974,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.28 | /Parcel: 387.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58582

GIS Ref

GIS Ref

Insp Date 11/20/18

!7394!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	533,400	0	6,978.	440,500	973,900	973,900	Year End Roll	12/18/2019
2019	101	FV	407,400	0	6,978.	446,800	854,200	854,200	Year End Roll	1/3/2019
2018	101	FV	407,400	0	6,978.	333,600	741,000	741,000	Year End Roll	12/20/2017
2017	101	FV	407,400	0	6,978.	302,100	709,500	709,500	Year End Roll	1/3/2017
2016	101	FV	407,400	0	6,978.	289,500	696,900	696,900	Year End	1/4/2016
2015	101	FV	338,100	0	6,978.	245,400	583,500	583,500	Year End Roll	12/11/2014
2014	101	FV	311,500	0	6,978.	232,900	544,400	544,400	Year End Roll	12/16/2013
2013	101	FV	311,500	0	6,978.	221,500	533,000	533,000		12/13/2012

PRINT

Date	Time
12/10/20	22:02:11

LAST REV

Date	Time
07/11/19	14:58:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY WILLIA	64016-491		8/1/2014		740,000	No	No		
DONNELLY WILLIA	52847-366		5/26/2009	Family	1	No	No		
MORELAND CHERYL	49950-333		8/16/2007		605,000	No	No		
PHILLIPS JOHN E	24611-86		6/10/1994		163,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/1994	404		17,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
4/22/2000	Inspected	263	PATRIOT
3/13/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6978		Sq. Ft.	Site		0	70.	0.90	5									440,537						440,500	

Total AC/HA: 0.16019 | Total SF/SM: 6978 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,537 | Spl Credit | Total: 440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25501299
Const Adj.:	1.05524993
Adj $ / SQ:	165.544
Other Features:	109382
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559465
Depreciation:	25735
Depreciated Total:	533729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

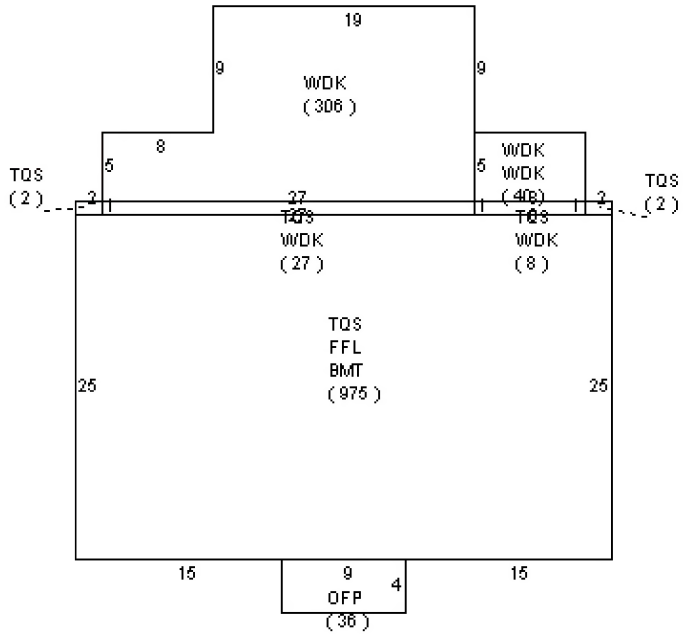
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.10
Special Features:	0	Val/Su Net:	168.47
Final Total:	533700	Val/Su SzAd	307.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	975	109.260	106,528
FFL	First Floor	975	165.540	161,405
TQS	3/4 Story	761	165.540	125,896
WDK	Deck	421	8.840	3,721
OFP	Open Porch	36	46.430	1,672

Net Sketched Area:	3,168	Total:	399,222
Size Ad	1735.5	Gross Are	3421	FinArea	2516
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

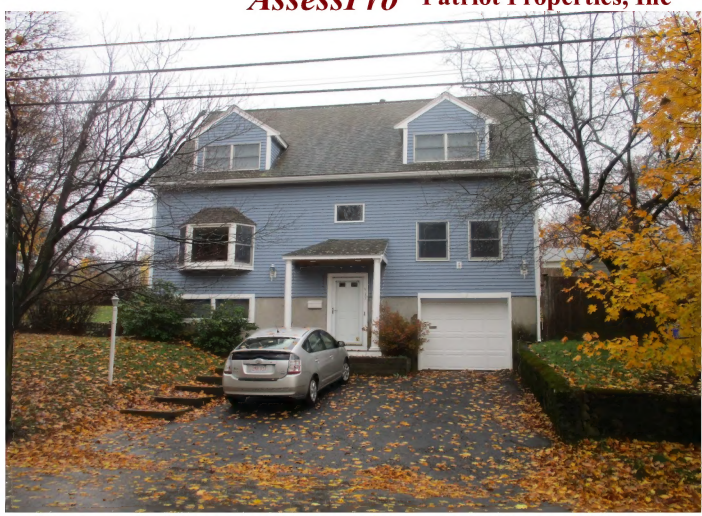
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

091.0-0002-0025.0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Featues:		Total:	